



Duneasbuig, Wester Balgedie, Kinross, KY13 9HE.

A luxury detached bungalow with lovely gardens and views. Offers over £420,000.



Particulars of Sale

Milnathort 4 miles, Kinross 5 miles, Perth 19 miles, Dunfermline 19 miles, Dundee 30 miles & Edinburgh 34 miles.

An individually built luxury detached 4 bedroom bungalow extending to 1,893 square feet (176 sq m) and enjoying a secluded south facing position near the loch.

PARTICULARS OF SALE

DIRECTIONS

From Kinross travel north along The Muirs towards Milnathort. Turn right at Kinross High School onto the A911. Follow the road and at the T junction turn right. The road leads to Wester Balgedie. Travel past Loch Leven's Larder. Just before the Balgedie Toll turn right into Loch Leven Court and then turn first left just after the first house. Duneasbuig is the second property on the right hand side.

SITUATION

Duneasbuig enjoys a lovely position within easy walking distance of Loch Leven's Larder and Balgedie Toll which offer excellent cafes, restaurants, bars and shopping facilities. The local primary school catchment is Portmoak in nearby Kinnesswood. Kinnesswood offers a village shop and garage. The surrounding area is perfect for dog walking with excellent paths around Loch Leven, rural walks, bird watching, golfing at Bishopshire Golf Club and there is a gliding club at nearby Portmoak.

Kinross offers secondary schooling of excellent repute, supermarkets, shops for everyday requirements, Post Office, churches, local bus services, sports clubs and health care facilities. There are park and ride facilities beside Sainsbury supermarket with regular express bus services to Perth, Dunfermline and Edinburgh. The nearby M90 allows quick commuting links to Perth, Dundee, Dunfermline and Edinburgh.

The extensive amenities of Dunfermline, Perth and Dundee are easily accessible including excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities, golf courses and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural amenities as well as an airport.









DESCRIPTION

An impressive detached luxury bungalow set in mature south facing level gardens with fine views to Bishop Hill. The design is perfect for couples and families all formed over the ground floor level and including an extensive floored attic above.

The property has been upgraded in recent years to a very high standard featuring a recently built CR Smith conservatory and facias, an Ashley Ann luxury kitchen with integrated Neff appliances and a boiling water tap, Ashley Ann shower rooms, fitment of a superb log burning stove (Stovax Elise Inset Convector) and triple glazing (Internorn German windows).

The design includes an entrance porch, a large reception hall with cloaks cupboard, a spacious lounge with log burner open plan to a dining room and then open plan to the kitchen, a conservatory, a utility room, 4 bedrooms with an extensive master bedroom and en-suite shower room, principal shower room, integral double garage with toilet and direct access to the utility room. There is electric heating throughout with high performance Newlec individually controlled units to the main areas and good inbuilt storage space.

Outside the property has level gardens mainly in grass with attractive well stocked borders. There is a large driveway with extensive off street parking connecting to the double garage. The main rear garden is south facing with two feature patio areas. The most recently constructed patio is accessed directly from the conservatory and has lovely views to Bishop Hill. There are six solar panels on the south facing roof. They generate an income from SSE with a feed in tariff of Generation 54.17p and export 3.82p. Payments are received quarterly.

GENERAL INFORMATION

VIEWING Please telephone J & G Wilson on 01577 862302.
contact@jgwilson.co.uk

SELLING YOUR OWN HOME J & G Wilson offer a free valuation service. If you would like an appointment to discuss your requirements please call Duncan Fergusson 01577 862302 / 07979 105615 or email d.fergusson@jgwilson.co.uk

COUNCIL TAX The property is Band G.

ENERGY RATING The property is rated as B (89).

Particulars prepared October 2023.



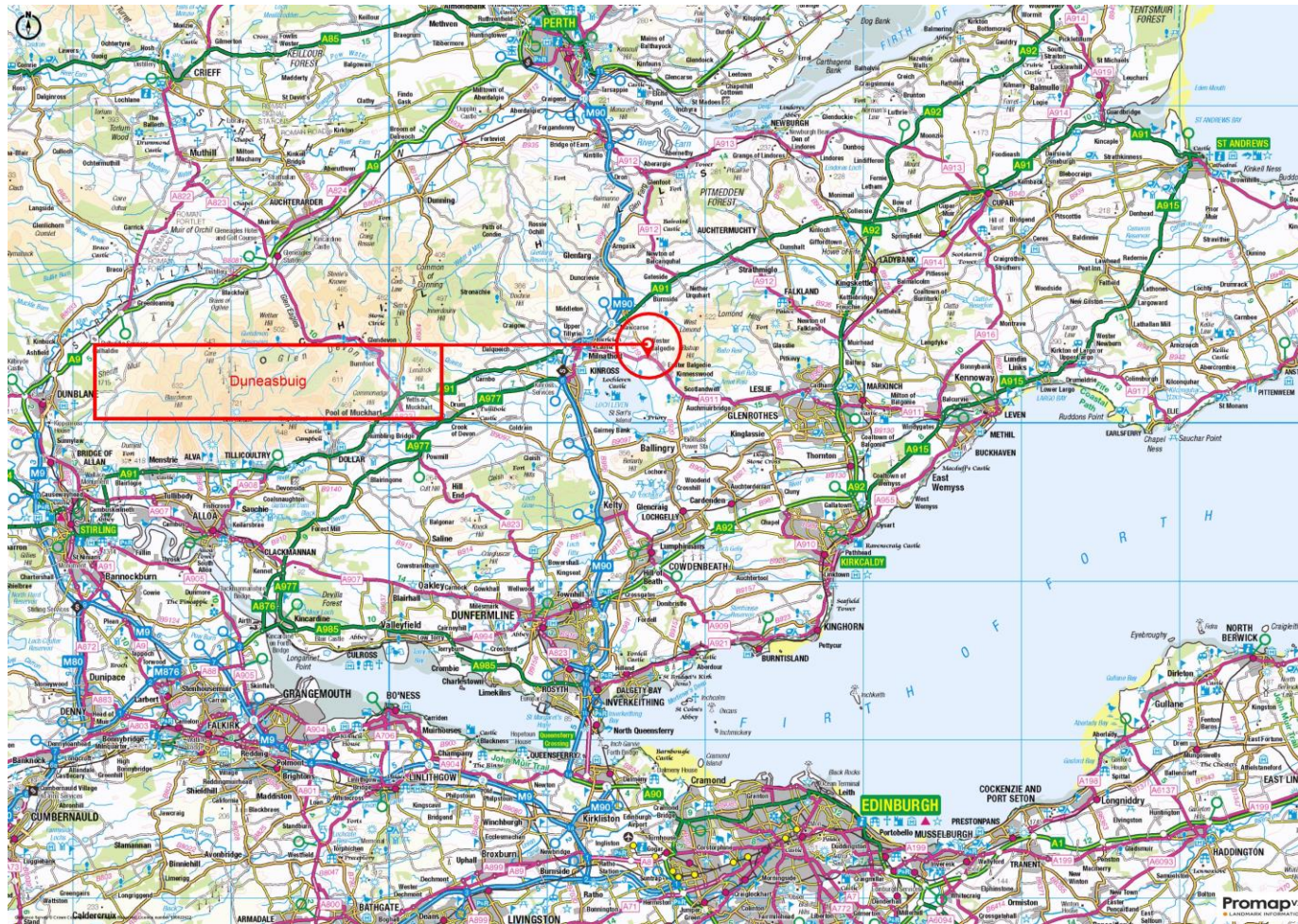












PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

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